

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 20, 12221 44 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
32029

**MLS ID:**  
A2255374

**\$799,000**



 **ROCKY MIX**  
 (825) 365-8000

 Associates Real Estate  
 403-836-7067

 20, 12221 44 Street SE, Calgary , Alberta T2Z 4H3

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	125	I-G
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
East Shepard Industrial	2005	Industrial
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Industrial	0710586
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
3624.00	336.68	N/A
<b>Restrictions</b>	<b>Reports</b>	
None Known	Title	

Fully leased, well maintained industrial condo located in the Southbend Industrial Park near Barlow Trail and Deerfoot Trail, and south of 114 Ave SE. Concrete block and concrete slab construction complete with a concrete mezzanine. The main floor consists of a reception area, change rooms c/w showers, handicap washrooms and a large warehouse with 24' ceiling and bay door. The mezzanine, which has its own separate entrance and washroom, is set up as a dance/fitness studio. Main floor is leased to a martial arts studio and the second floor leased to a dance/fitness studio. 100-amp service, ample allocated parking, fenced storage unit, and with a cap rate of 6.5% in 2025 escalating to higher % in 2026. The condo unit is professionally managed for a hands-off investment. See Brochure for more information. Neighbouring Unit #10 preferably can be sold together. (#A2255292)

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.